

Minutes of the Suffield Permanent Building Commission

Regular Meeting Thursday October 20, 2016

PBC Members Present:

Joe Sangiovanni, Chairman
Glen Neilson, Vice Chairman
Kevin Goff, member
Cathie Ellithorpe, member
Bill Gozzo, member
Marty Page, alternate
Brian Baril, alternate

Also present:

John Cloonan, Public Works Director
Julie Oakes, Facilities Manager

Absent:

Heather Van Deusen, member

Call to order: The meeting was called to order at 7:00 p.m.

Chairman Sangiovanni made a **motion** to approve the voting rights for Mr. Baril in the absence of Ms. Van Deusen. Mr. Goff seconded, all in favor. Motion passed.

Public Comment: None

Public Correspondence: None

Minutes

- Mr. Goff made a motion to approve the minutes of 10-6-16 as written. Mr. Gozzo seconded, Mr. Neilson abstained. Motion approved.

Kent Memorial Library Project

- Mr. Neilson gave an update on the mod application. He spoke with Mr. Tighe and Mr. Tierney from the State Building Department. They were initially concerned with why we used the existing ductwork. Mr. Neilson explained that the ceiling height was too low. Mr. Tierney was given a tour of the building and now understands our dilemma. The state is shorthanded so it may take a month, but there is a very good chance it will get approved. Especially since the local building official has signed off on it. We need to wait for the mod before we can move forward.
- Mr. May from Fuss & O'Neill was contacted by Ms. Oakes. He is about ready to start. There were a total of 14 air samples from the March and December tests. In Mr. May's proposal they are sampling 5 of those. He now thinks it would be good to test all of them again with the air handling system working. This would give us more data to compare with previous samples. Mr. Laliberte from TRC will be contacted to see if they have heard anything from EPA. TRC was told that we hired another environmental firm as a counsel, and we will contact TRC when needed.
- Chairman Sangiovanni said that even if we pass the air sample tests in all 15 places, we still need to locate the primary sources. We are obligated to remediate regardless of passing the air sample tests, especially in the ceiling where the levels were high in the paint.
- Discussion took place regarding whether we should bother spending money on air samples if we still need to strip the paint. Will this round of testing do anything for EPA? Did we identify the primary source with the 2 paint tests? Should we just sand blast the ceiling and not test further? Chairman Sangiovanni suggested that if we know the painted surfaces are sources of PCB's, then we should strip and encapsulate with epoxy paints. We have to strip the paint off because the epoxy won't stick to the existing paint for encapsulation.
- The pilot test is 4 air samples in 4 areas. We know that the 56,000 square feet of ceiling is a huge primary source. Mr. May will test the distribution system in the vents as well. The Chairman offered that the same paint was probably used on the walls as well as the ceiling. Stripping the walls is the right thing to do regardless of what EPA says.

- There was discussion about the cost of blasting if the library walls were also included. This would involve removing books and existing shelving.
- Chairman Sangiovanni wants to have Mr. May explain what it is going to buy us to take 9 more measurements and to do the pilot test. We know we have primary sources and it's logical that all the painted surfaces are hot, so why do we need this. Ms. Oakes is going to ask Mr. May to explain and justify doing the pilot test. She will also get ball park figures to do a complete removal of all the painted surfaces in the building and repainting with the epoxy product.
- The contingency budget is now \$25,884

Bridge Street School Project

- Ms. Oakes and Ms. Ellithorpe worked together on the RFP for architects and Ms. Oakes and Mr. Baril are working on an RFP for the CM.
- Ms. Ellithorpe asked about whose responsibility it is to do the site survey, the town or the CM. It was decided the town will do this and she will strike it from the CM responsibility. Ms. Ellithorpe also asked if any zoning changes will be needed for the new use of the building. The Town Planner will be consulted.
- A question was asked if the windows need to be kept as original. Public Works will consult with the Town Planner to see if the Town Center Village District and/or the Historic District Commission need to be involved.
- There were four proposals for abatement of Town Hall, Bridge Street School and Ffyer Place as one package. Ms. Oakes will reject all four bids since we are not ready to proceed with all three buildings at the same time.
- Mr. Goff asked if we should wait for the CM to come onboard to start the abatement. Chairman Sangiovanni said yes, because we don't know how we are going to pay for these expanded projects and what the precise scope of work is. Ms. Oakes shared that the conceptual estimating companies also say there are risks with doing the abatement first without a defined scope.

Town Hall Project

- The First Selectman wants all the town offices in one building. EDM knows the deficiencies in their first plan and they need to propose a better solution. Their new proposal to rework the plan is \$7,400. This does not include a rendering or cost estimating. It makes sense to have them continue working on it since they know the building well. Hiring another firm will further delay the project.
- Ms. Ellithorpe asked if they can give us a 3d massing model that shows the addition from 2 story to 3 story within this same fee. Mr. Neilson requested that the new plan also include a parking layout with the code accessible spaces. Ms. Oakes will call EDM to discuss these items and address a previous meeting fee that was included in the proposal.
- Mr. Goff made a **motion** to proceed with the EDM proposal for \$7,400 to reprogram the town hall offices including a parking layout plan and a simple 3d massing model. Mr. Gozzo seconded. All in favor, motion approved unanimously.

Invoices: None

Other Business: None

Adjourn: There was a motion made and seconded to adjourn at 8:30 p.m.

Next Meeting Date: The next meeting of the PBC was set for November 3 at 7 p.m.

Submitted by Linda Zaffetti
Executive Assistant DPW

***These minutes are not official until accepted at a subsequent PBC meeting.**